



**Order under Section 69  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-107567-25

**In the matter of:** 703, 2500 KEELE ST  
NORTH YORK ON M6L2N5

**Between:** 2363753 Ontario Inc Landlord

**And**

Carolina Martinez Tenants  
Michael Ruiz

2363753 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Carolina Martinez and Michael Ruiz (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 16, 2026.

The Landlord's Representative, James Moak, and the Tenant, Michael Ruiz, attended the hearing.

The parties before the LTB consented to the following order:

**It is ordered on consent that:**

1. The Tenants shall pay to the Landlord \$485.06 for arrears of rent up to March 31, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
  - On or before April 1, 2026, the Tenants shall pay to the Landlord \$485.06 for outstanding arrears to March 31, 2026 and the application filing fee.
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period April 1, 2026, to April 30, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail to make any of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy

and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after March 31, 2026.

**March 19, 2026**  
**Date Issued**

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Allana McComb  
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor  
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.